



VILLAGE OF BISCAYNE PARK

Celebrating 80 Years

1933-2013

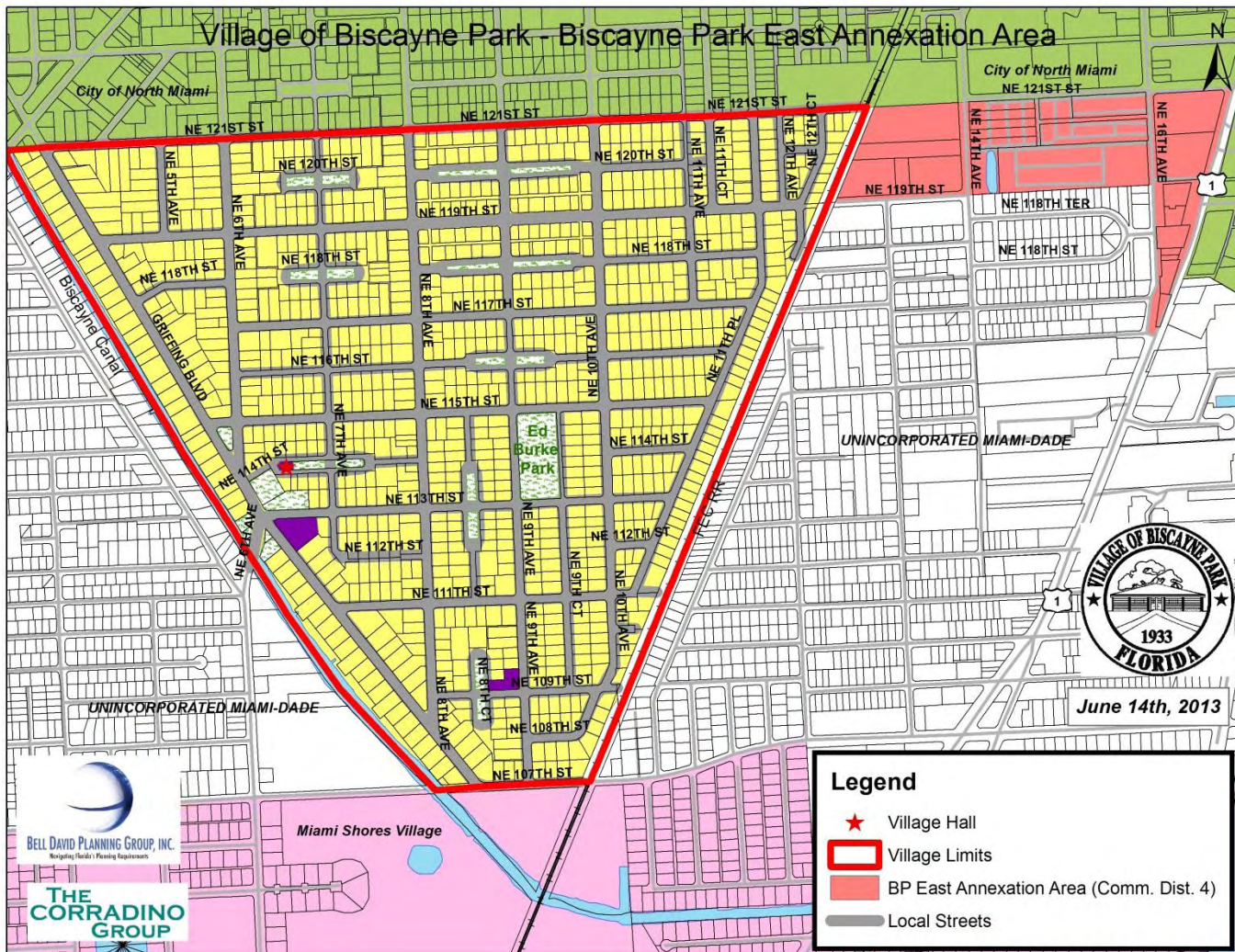
Transparency, Integrity & Professionalism

Proposed Annexation Area:

East Village - Biscayne Boulevard

July 9, 2013

ANNEXATION AREA



WHY CONSIDER ANNEXATION?

- Protecting and maintaining the character of the Village while infusing that character into its current eastern edge by annexation;
- Growing and diversifying the Village's tax base through annexation to include more non-residential uses; such as light industrial and commercial (currently, 100% of Village tax burden is on residents);
- Decreasing the overall millage rate for current Village residents;
- Bringing in additional revenue as current revenue stream has decreased;
- Enabling Village to enhance its current eastern boundary through annexation with policing and code compliance initiatives – a win win for Village and annexation area; and,
- Allowing for greater control of area surrounding our boundaries.

WHY CONSIDER ANNEXATION NOW?

- The Village now believes that the timing for annexation efforts is right due to present annexation and incorporation efforts throughout Miami-Dade County.
- The County Commission is now more involved in the annexation and incorporation process and wishes to focus on more “regional services”. Hence, greater support from County.
- Smaller municipalities in the County with similar challenges have already submitted applications for annexation and are in process.
- Small enclaves that are unincorporated receive minimal services and less oversight.

CURRENT ANNEXATION APPLICATIONS AND INCORPORATION EFFORTS

Biscayne Park* (Under analysis/review)

El Portal In Process – **PAB**** Horace Mann Middle School and enclave at NE 83rd Street and east of Little River

North Miami (Multiple) – several small applications have been approved by Miami-Dade County

Opa Locka* (2) In process at City and scheduled for City Commission July 24

Coral Gables Davis Ponce/ In County Process

Miami Springs* In County process

Virginia Gardens* In County process

Medley In County process

Doral* (3) In County process **PAB and Land Use Committee**

Hialeah Gardens* Approved by Council May 7 – but boundary under City review

West Miami* In County process - accepted by BCC June 4)

West Kendall MAC #1, West Kendall MAC #2, West Kendall MAC #3 Exploration of potential incorporation

Redlands MAC Exploration of potential incorporation

South Dade MAC #1, South Dade MAC #2 Exploration of potential incorporation

Cutler Bay* Council direction to study - boundaries not finalized

Homestead* Council direction to prepare report - boundaries agreed upon

Florida City In County Process **PAB**

Pinecrest Municipal exploration of four areas

* By Village Planning Consultant

* * PAB – Miami-Dade County Planning Advisory Board

AREA AND POPULATION COMPARISON

Biscayne Park

- Area - 385 acres
- Population - 3,099
- Tax burden 100% on residents

Annexation Area

- Area – 46.55 Acres
 - 13.20 Commercial
 - 21.10 Residential
 - 12.25 Industrial
- Population – 559
 - Existing at Baywinds
 - AltaMira Under Construction

CHARACTERISTICS COMPARISON

Biscayne Park

- Single-Family Residential
- Duplex and Multi-Family
- One Religious Facility
- Parks
- Wide medians
- Tax base not diversified

Annexation Area

- Two well-maintained multi-family residential complexes with approximately 420 units total (Baywinds and AltaMira) Rents range from \$1,300 to over \$1,900 at AltaMira
- Commercial, Office, Retail (both stand alone and multi-tenant)
- Fronts Biscayne Boulevard
- Tax base diversified

COMPARISON TOTALS

Biscayne Park

- Population - 3,099
- Voters – 1,837
- 2012 Total Valuation - \$129.7M
- 2013 Total Estimated Valuation \$132.0M
- \$342,857 average value/acre

Annexation Area

- Population – 559 (189 DU's)
- Voters – 223
- 2013 Total Valuation - \$60.1M
- \$1,291,085 average value/acre

REVENUES

Revenue Based on 2013 Values (Village Millage Rate of 9.5)

- Total Approximate Assessed Value
 - **\$60,149,632**
- Total Revenue based on Village Millage Rate (9.5 mils)
 - $\$60.1\text{M} \times 9.5 / 1000 \times .95 = \mathbf{\$542,850}$

Examples of Possible Revenue Scenarios for Annexed Area

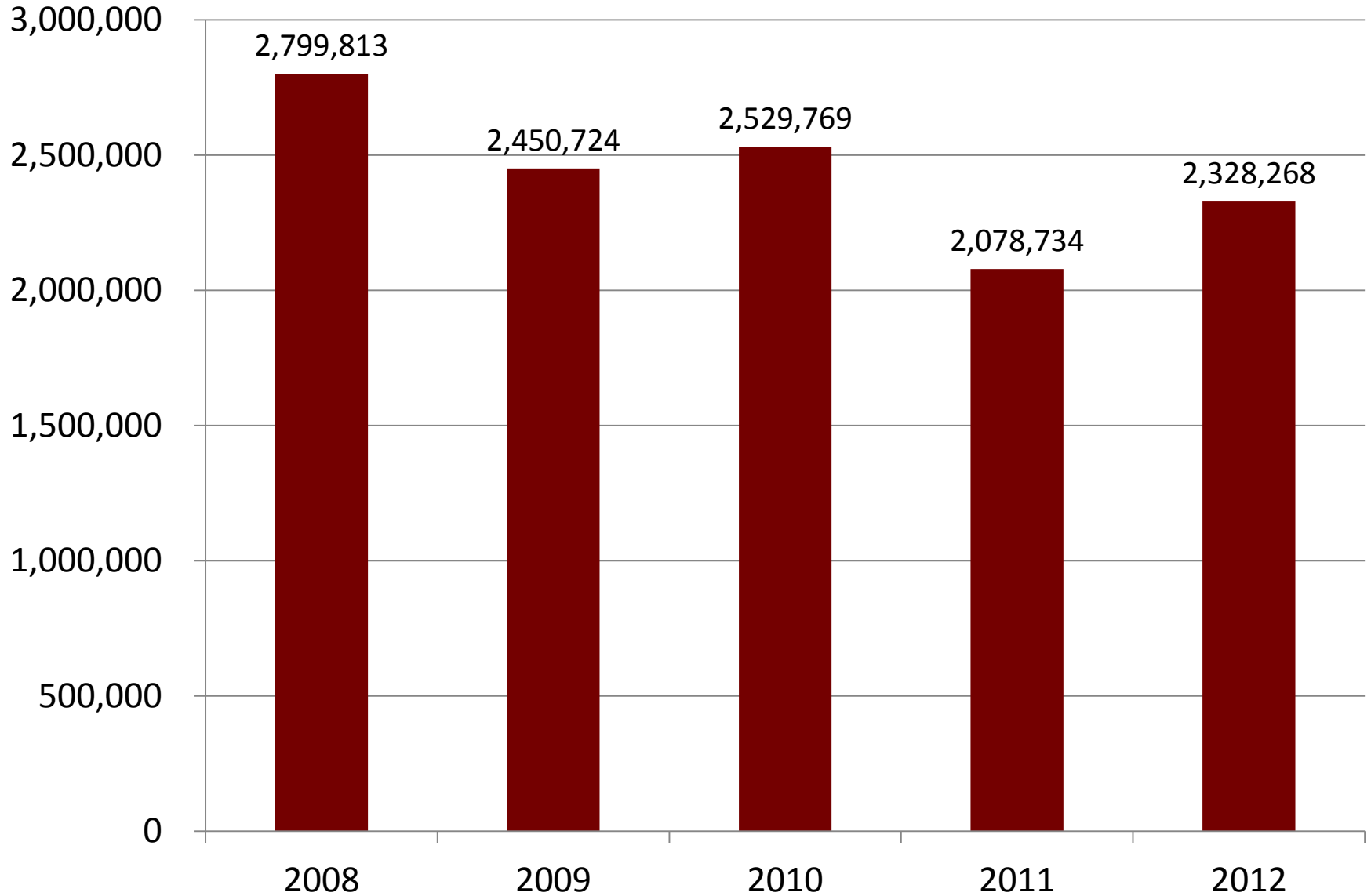
2013 Assessed Value	Less 5% reserved for uncollectable accounts	Year 1 @ 3.5 mills	Year 2 @ 5.5 mills	Year 3 @ 7.5 mills	Year 4 @ 8.5 mills
\$ 60,149,632	\$ 57,142,150	\$ 199,998	\$ 314,282	\$ 428,566	\$ 485,708

ADDITIONAL POTENTIAL REVENUE SOURCES FROM PROPOSED ANNEXATION

- Sales Taxes
- Business Tax Receipts
- Telephone Communications Tax
- Alcohol Beverage Licenses
- Citizens Independent Transportation Trust
- Building Permitting and Code Compliance Citation Revenues
- Local Option Fuel Tax
- Forfeiture Funds
- Traffic Citations

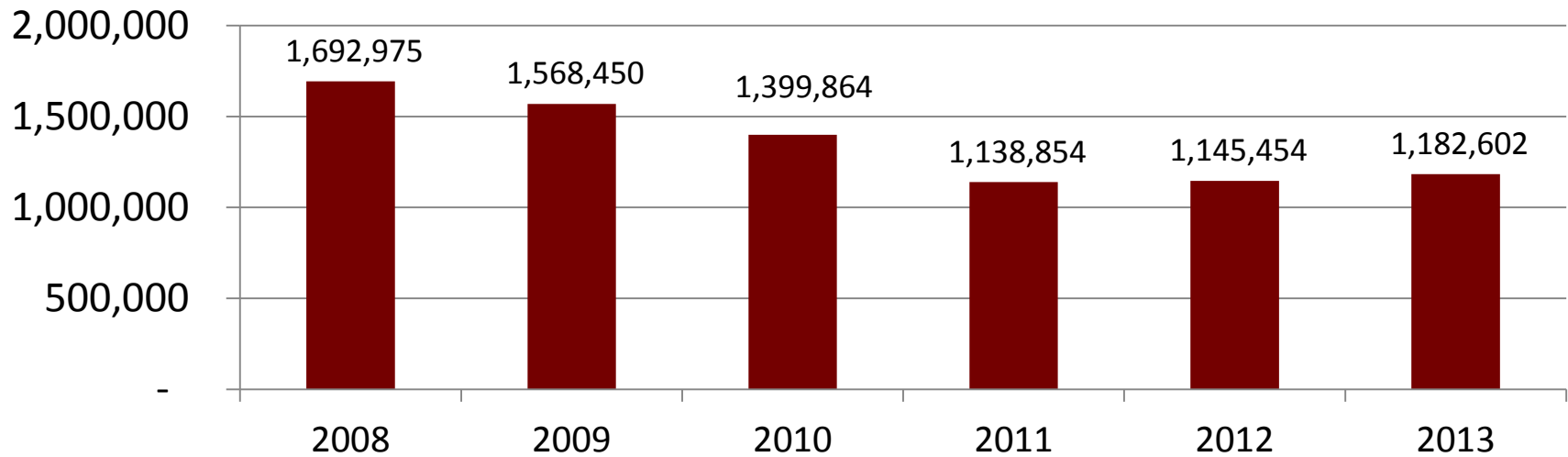
Village of Biscayne Park

Overall General Fund Revenues



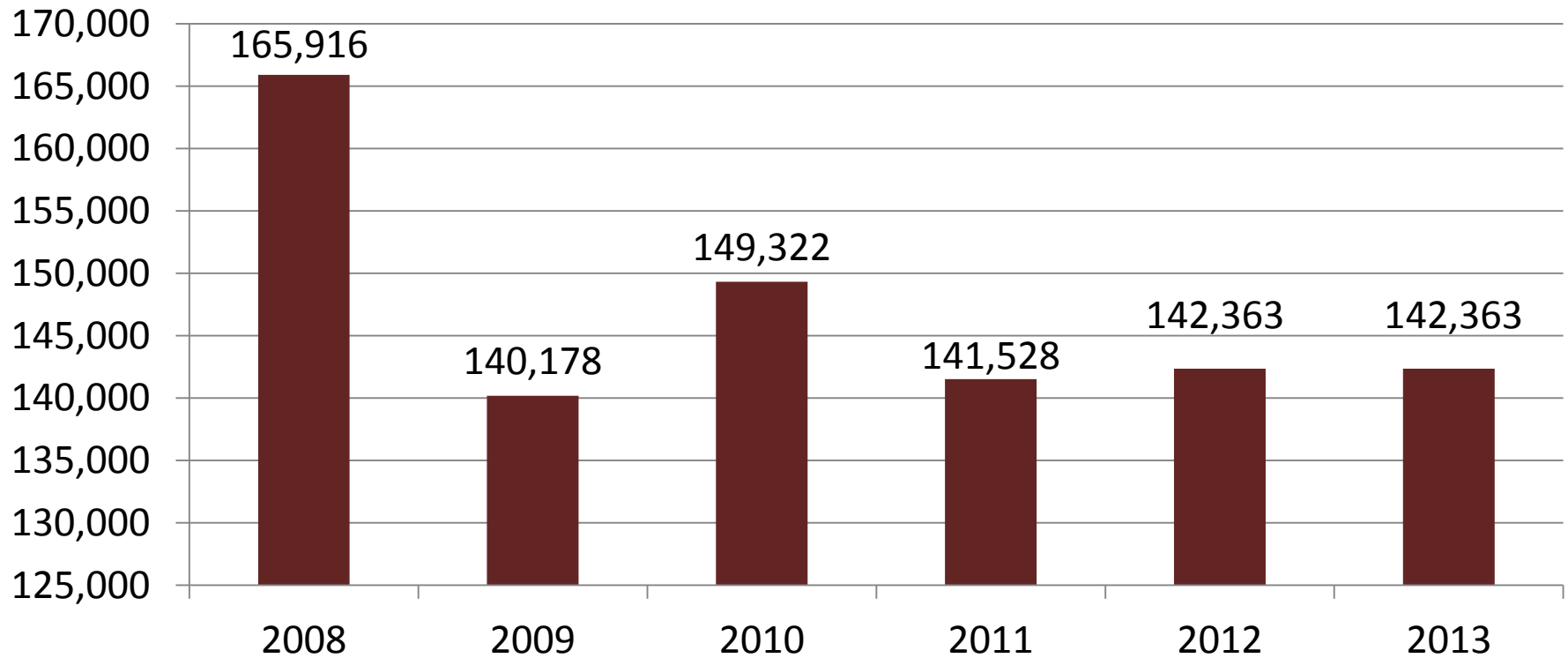
Village of Biscayne Park

Ad Valorem Revenues



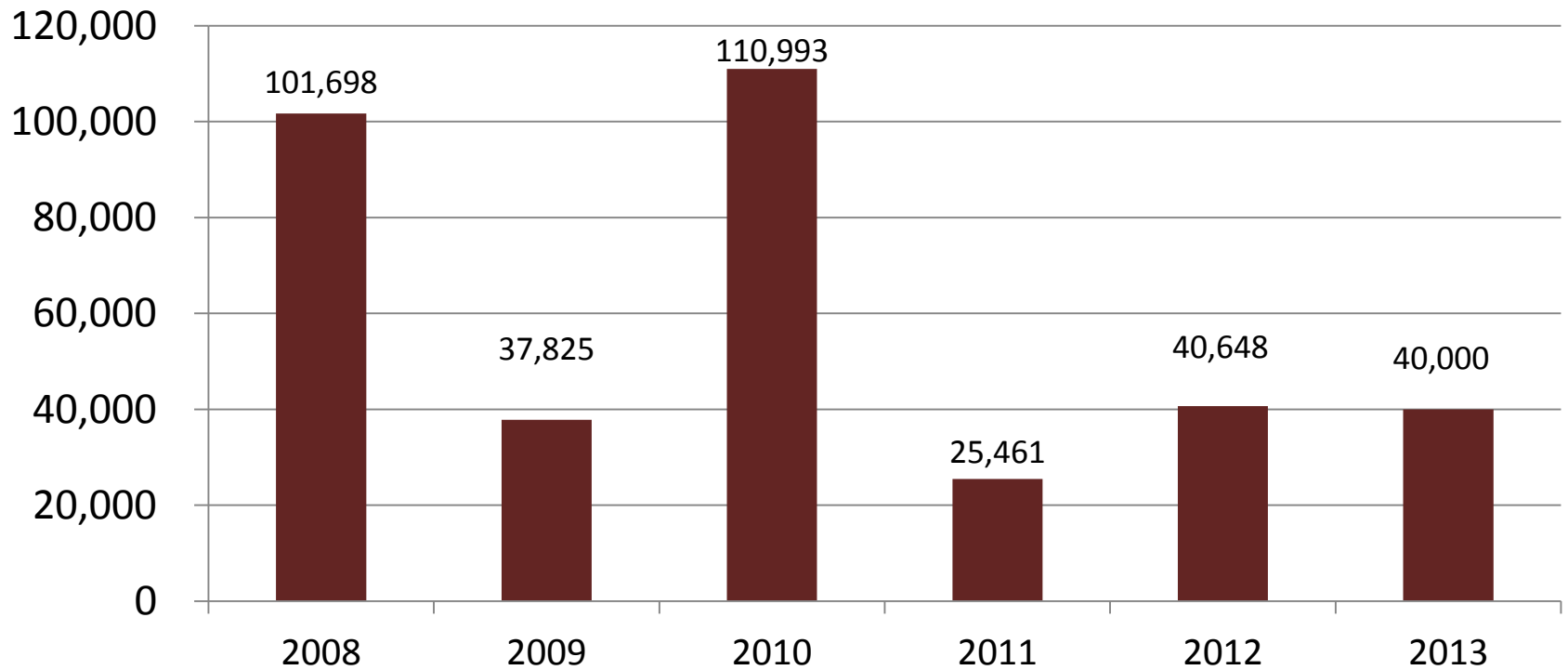
Village of Biscayne Park

Telephone Communication Tax



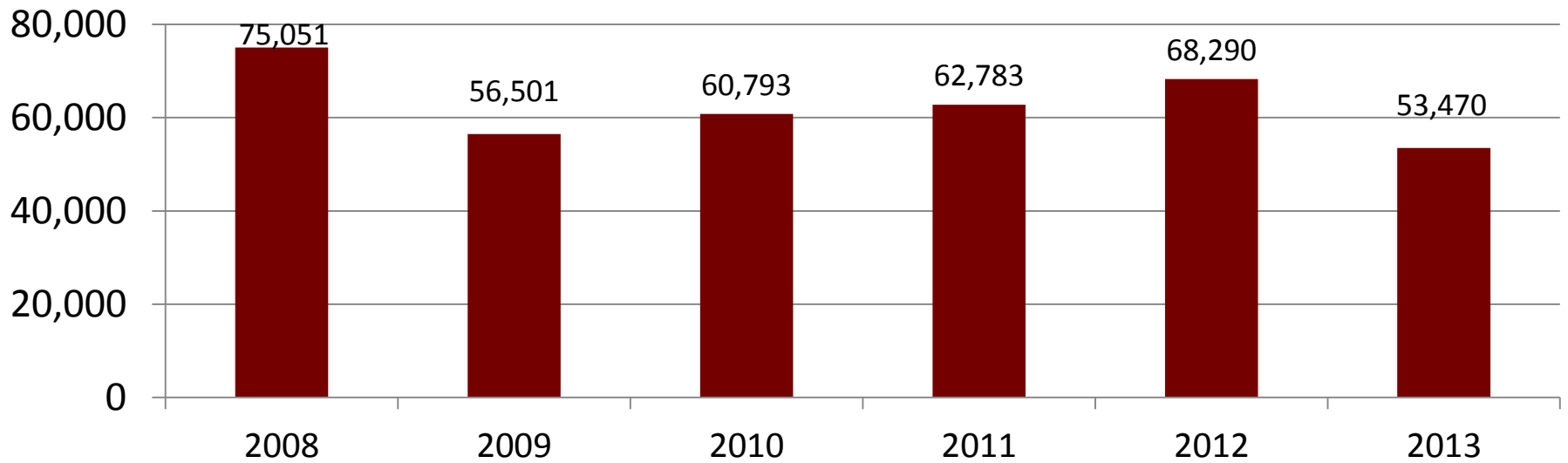
Village of Biscayne Park

Code Enforcement Judgments and Fines



Village of Biscayne Park

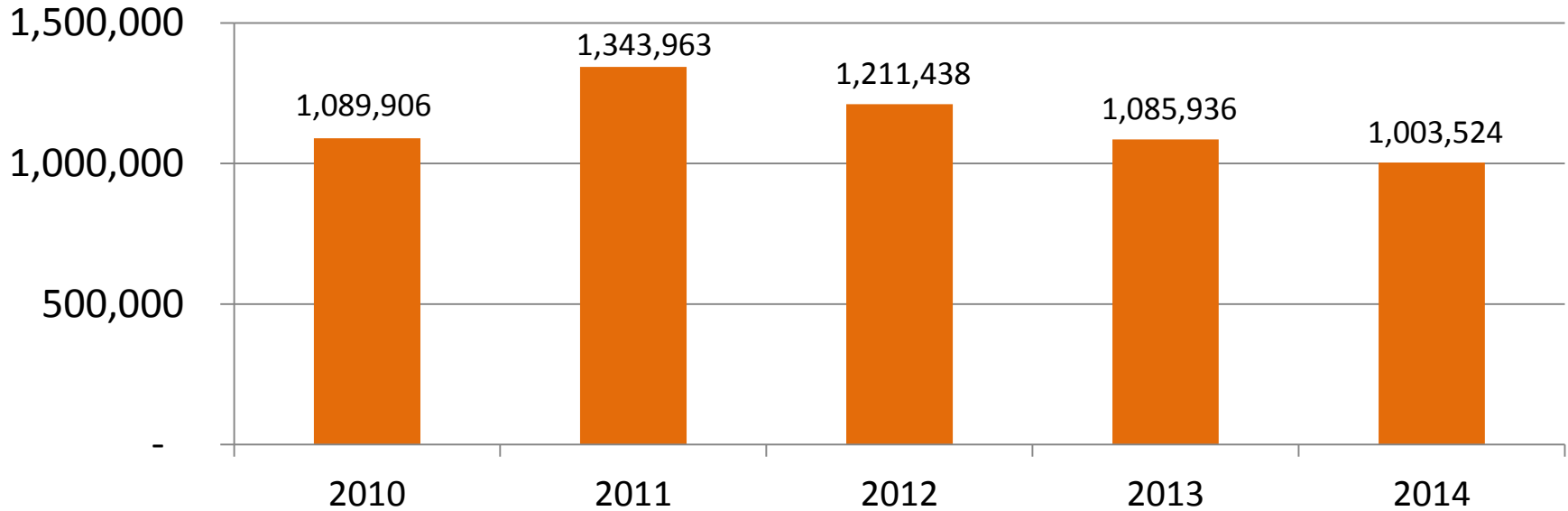
State Revenue Sharing



KEY EXPENDITURES ON THE RISE

Village of Biscayne Park

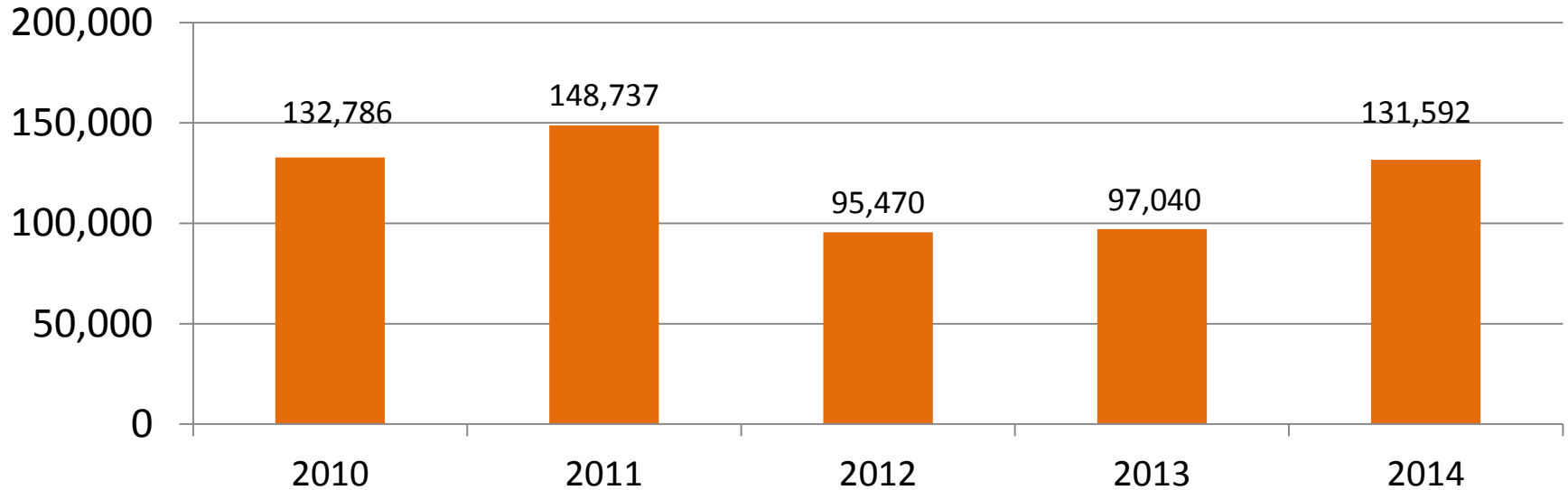
Salaries



VOBP has the lowest entry salary rate for Police Office Officers in the County. Pending PBA & PAT Union negotiations.
Decrease in salaries due to position consolidation for 2014
Two higher paid Police Officers retired

Village of Biscayne Park

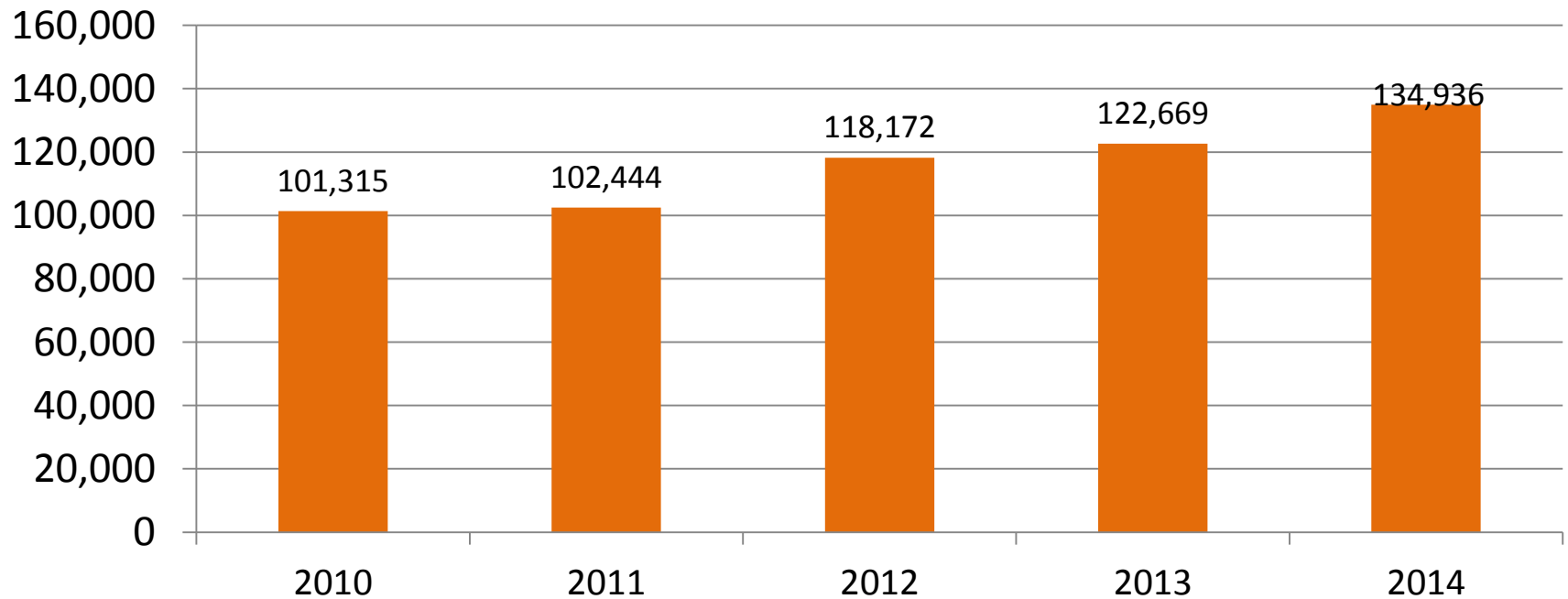
Florida Retirement System



FY 2013 is prorated from July thru September ONLY with new rates.

Village of Biscayne Park

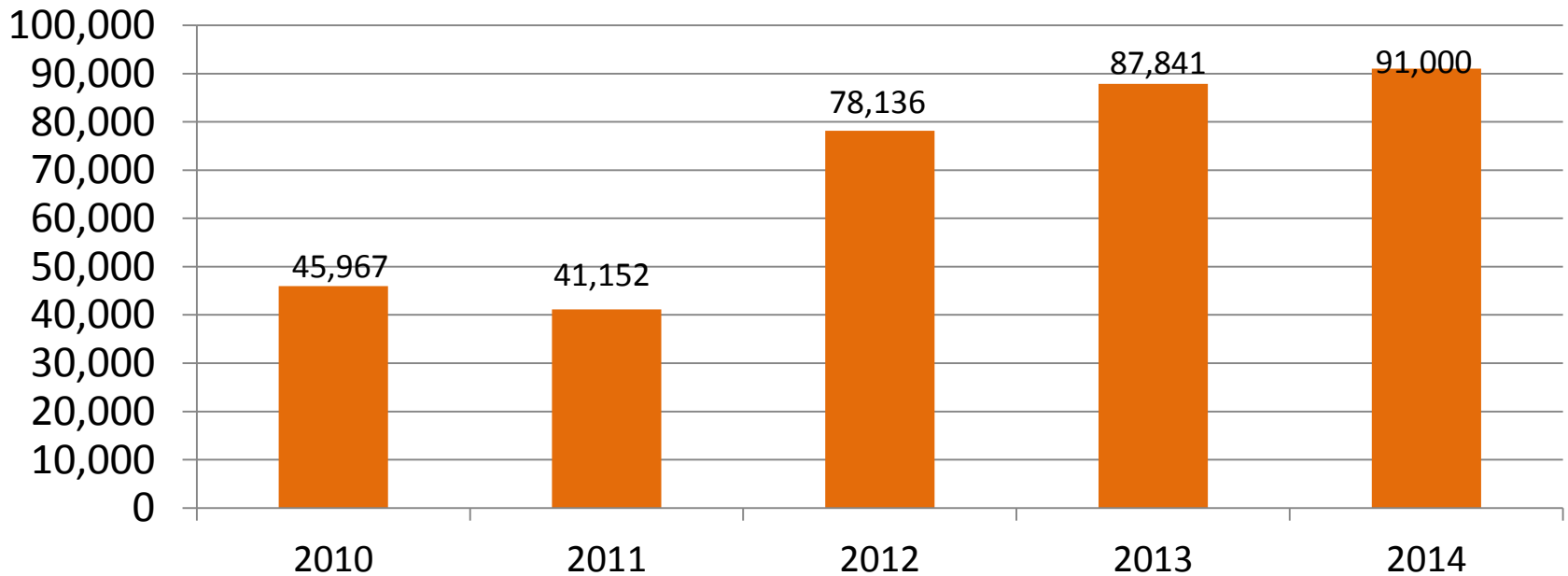
Health Insurance



* 2014 – Pending Health Care Reform

Village of Biscayne Park

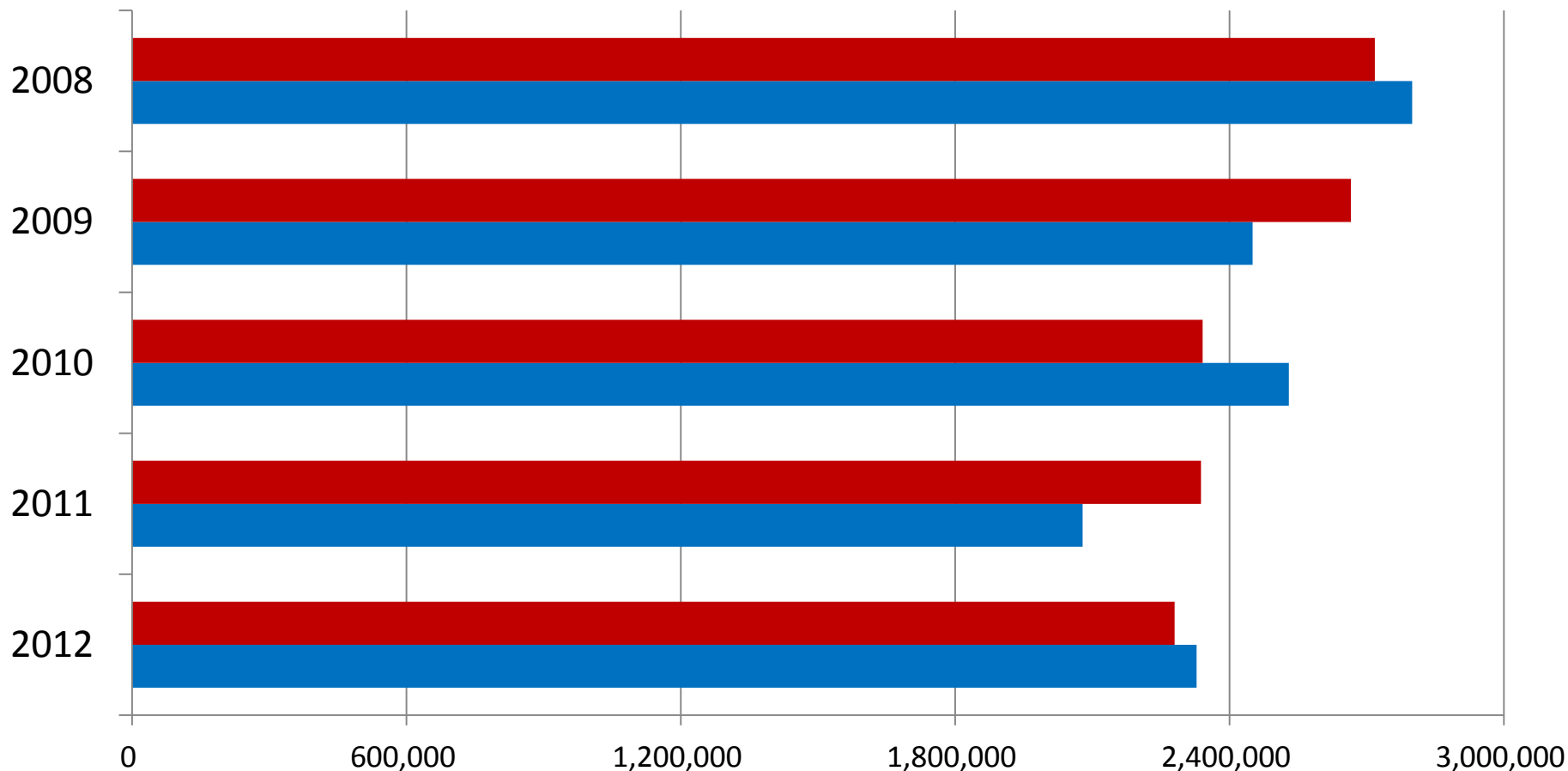
Repairs and Maintenance



Aging infrastructure (buildings) and aging fleet (vehicles).

Village of Biscayne Park

Overall General Fund Revenues & Expenditures



■ Expenditures

■ Revenue

2008	2009	2010	2011	2012
2,717,775	2,665,594	2,341,293	2,337,732	2,319,965
2,799,813	2,450,724	2,529,769	2,078,734	2,265,299

ANNEXATION AREA

- COMPOSITION OF AREA
 - **Seven Parcels Office/Commercial** Fronting Biscayne Boulevard
 - Office Buildings
 - CVS/Quiznos
 - Pollo Tropical
 - Leeward Motel
 - Dagim (Multi-tenant)
 - All Florida Pools
 - Sterling Petroleum
 - **Three Parcels M-F Residential**
 - Baywinds and AltaMira
 - **Five Parcels Industrial**
 - Savatis
 - Ocean Collision
 - RoadSafe
 - Mini-warehouse
 - North Miami Mini Stor It

COMMERCIAL AREA

12000 Biscayne Office



12000 and 11900 Biscayne Offices



Shopping Plaza



CVS/Quiznos/Metro PCS and 11900



Pollo Tropical



Leeward Motel



Dagim/Multi-Tenant



All Florida Pools



Sterling Petroleum



RESIDENTIAL COMPLEXES

AltaMira



LTAMIRA

Baywinds



AltaMira Sidewalk



AltaMira Entrance Drive



Baywinds Community Building



INDUSTRIAL AREA

North Miami Mini Stor It



Mini Warehouses



RoadSafe



Ocean Collision



Savatis Boats



Savatis Boats and Stop Hunger



Potential Neighbor



REVENUES VS. EXPENDITURES

(For proposed annexation area)

- Tax Revenues - \$542,850
 - Less Estimated Expenditures* - \$159,000
 - Total Net Revenues - \$383,850
-
- Please note that additional revenues will come from: Sales Taxes, Business Tax Receipts, Telephone Communications Tax, Alcohol Beverage Licenses, Citizens Independent Transportation Trust, Building Permitting and Code Compliance Citation Revenues, Local Option Fuel Tax, Forfeiture Funds and Traffic Citations
-
- * 3 additional police officers and operating supplies and part-time code enforcement position.

WHERE WE ARE TODAY

- Highest Millage in Miami-Dade County
- Currently at 9.5 Mils
- State caps is 10.0 Mils
- .5 Mils equals approximately \$60,000 of additional revenue
- In 2012, a Workman's Comp Claim was \$60,000
- There are insufficient dollars to operate Village

WHERE CAN WE BE TOMORROW

- Viable, more sustainable municipality
- Building of our reserves
- It's our fiscal responsibility to balance the budget and have necessary funding to excel in the delivery of services
- Continued improvements to our fleet, streets and facilities
- Retain stability as a Village, as a cohesive workforce
- Diversify our tax base
- Keep control of our future in OUR hands
- The future is NOW